

REC'D  
S.C.  
JUN 27 1980  
ASLEY

BOOK 1506 PAGE 501

# MORTGAGE

THIS MORTGAGE is made this 27th day of June 19. 80, between the Mortgagor, McNally, Reeves and Hattie Louise Reeves (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

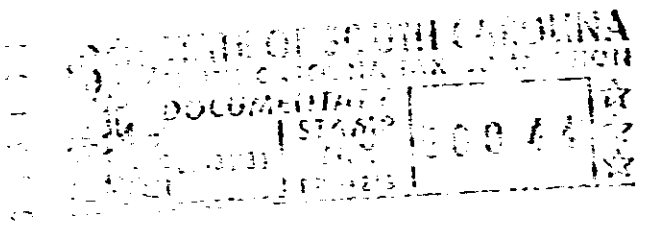
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Three Thousand Six Hundred and no/100 (\$23,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2010;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being on the southwestern side of Fore Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot No. 12, Block "F" on plat of East Highlands Estates, made by Dalton and Neves, Engineers, May, 1940, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "K" at page 36, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Fore Avenue at joint front corner of Lots 11 and 12 of Block "F" and running thence with the line of Lot 11, S. 83-34 W. 170.4 feet to an iron pin on the eastern edge of a five (5) foot strip of land reserved for utilities; thence along the eastern edge of said reserved strip, N. 28-13 W. 79 feet to an iron pin; thence continuing with the eastern edge of said reserved strip of land, N. 32-0 W. 87.8 feet to an iron pin on the southern edge of a six (6) foot screen area; thence along the southern edge of said screen area, S. 71-38 E. 184.7 feet to an iron pin; thence continuing with the southern edge of said screen area S. 68-38 E. 45.4 feet to an iron pin on the southwest side of Fore Avenue; thence with Fore Avenue, S. 35-30 E. 62 feet to the beginning corner.

This is the identical property conveyed to the Mortgagors herein by deed from The Estate of Irene M. Bragg, by Dorothy B. Gaffney, Executrix of even date to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.



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which has the address of 12 Fore Street Greenville, South Carolina 29607 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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